

LAW OFFICES
JACK D. GUERTIN, P.A.
4300 Blodensburg Road
P.O. Box 69
Cottage City, Maryland 20722

TRUSTEES' SALE

By virtue of the power and authority contained in a Deed of Trust from James E. Lynch and Nancy C. Lynch, his wife, to Jack D. Guertin and Alvin M. Walker, trustees, dated the 9th day of May, 1980 and recorded among the Land Records of Frederick County, Maryland, in Liber 1114, folio 693, and at the request of the party secured thereby, default having occurred in the terms and conditions thereof, the undersigned Trustees named in said Deed of Trust, will sell at public auction in front of the Court House in Frederick, Maryland, on:

THURSDAY, NOVEMBER 8, 1984
AT 12:30 P.M.

all the property in said Deed of Trust described as follows:

BEING known and designated as Lot No. 16, Section one, Urbana Overlook, as shown on a Plat entitled "Final Plat for Section One Lots 12-16 & 23-28, URBANA OVERLOOK," recorded in Plat Book 17, Folio 133, one of the Land Records of Frederick County, Maryland. Containing 1.905 acres of land, more or less.

Subject to covenants and restrictions of record. The property is unimproved.

TERMS OF SALE

A cash deposit or certified check of Two Thousand Dollars (\$2,000.00) will be required at the time of sale. The balance in cash, with interest at ten per cent per annum from the date of sale to the date of settlement payable within ten days after final ratification of sale.

Adjustment of all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter be assumed by the purchaser. Title examination, conveyancing, state revenue stamps, state and county transfer taxes and all other costs incident to settlement are to be paid by the purchaser.

Compliance with terms of sale shall be made within ten days after final ratification of sale or deposit shall be forfeited and the property resold at the risk and cost of the defaultant purchaser.

JACK D. GUERTIN,
Trustee
ALVIN M. WALKER,
Trustee

I (~~XX~~) hereby acknowledge to have this 8th day of November, 1984, purchased at public sale from Jack D. Guertin and Alvin M. Walker, Trustees, the real estate being known and designated at Lot No. 16, Section one, Urbana Overlook, as shown on a Plat entitled "Final Plat for Section One Lots 12-16 & 23-28, URBANA OVERLOOK," recorded in Plat Book 17, folio 133, one of the Land Records of Frederick County, Maryland, containing 1.905 acres of land, more or less, unimproved, and subject to covenants and restrictions of record"; and recorded in Liber 1114, folio 693, among the Land Records of Frederick County, Maryland, and described in the annexed advertisement of sale at and for the sum of Twenty Two Thousand Three Hundred And 00/100th

Dollars (\$22,300.00), and I (~~XX~~) hereby covenant to comply with the terms of said sale set forth in said advertisement and as announced by the auctioneer. I (~~XX~~) acknowledge that I (~~XX~~) have bid on said real estate based on my (~~XXX~~) inspection of said premises and not in reliance on any verbal or written representations made to me (~~XX~~) by the Trustees or their Agent, including Trout Auctioneers, Inc.

WITNESS: (my ~~XXX~~ hand(~~X~~) and seal(~~X~~)).

Alvin M. Walker (SEAL)
 ALVIN M. WALKER

 8090 Inverness Ridge Road
 Potomac, Maryland 20854
 Address of Purchaser(s)

299-4329
 Telephone Number of Purchaser(s)

X (We) hereby certify that X (we) have received this 8th day of November, 1984 from Alvin M. Walker

the sum of Two Thousand and 00/100th Dollars
 (\$2,000.00)

part of the purchase money for the above and foregoing real estate.

FILED

NOV 27 10 05 AM '84
 CHARLES C. KELLER, CLERK

BY: _____

Jack D. Guertin
 Trustee JACK D. GUERTIN

Alvin M. Walker
 Trustee ALVIN M. WALKER

Martha T. Strawburg
 Witness